

**AGENDA**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, FEBRUARY 25, 2016**  
**7:00 P.M.**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

- 1. CALL MEETING TO ORDER**
- 2. REQUEST 16-HDC-02 FROM MIKE GRANT AND T.J. ANDREWS, 619 WEBSTER STREET, TRAVERSE CITY, MICHIGAN for:**  
  
Approval of plans to replace an existing front entry with a larger entry and front porch located at the property mentioned. (Boardman Neighborhood Historic District).
- 3. REQUEST 16-HDC-03 FROM JOHN SOCKS, 200 LAKE STREET DEVELOPMENT LLC., 309 CASS STREET, SUITE 101, TRAVERSE CITY, MICHIGAN for:**  
  
Approval of plans for the construction of a 5-story mixed-use building located at the property commonly known as **113 South Park Street**, Traverse City, Michigan (Downtown Historic District).
- 4. OTHER BUSSINESS**
- 5. ADJOURNMENT**

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: Feb. 2, 2016

Property Address: 619 Webster Street

Local Historic District: Boardman Neighborhood

Existing Zoning Classification: R-2

Architectural / Design Firm: Self-designed

Address: \_\_\_\_\_

Description of Plans: Replace existing front entry with larger entry and porch.

\_\_\_\_\_

\_\_\_\_\_ 7. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.**

Owner Name: Mike Grant & TJ Andrews Phone: 231-714-9402 Fax: \_\_\_\_\_

Address: 619 Webster Street

Signature of Owner: TJ Andrews

Signature of Applicant (if different): \_\_\_\_\_

Relationship of Applicant to Owner: \_\_\_\_\_

**Andrews-Grant - 619 Webster Porch Project  
Historical Preservation Permit Application:**

Summary: Replace existing entry with larger front entry and attached porch.

Existing Structure: There is an existing 2' 6" deep by 7' wide front entry and no front porch. The entry is not original, as evidenced by the lack of basement (which is under the original house) and the trim does not match the trim in the original house.

Proposed Demolition: Demolish existing entry.

Proposed Addition: Construct 4' 6" deep by 12' 6" wide entry and attached 7' deep by 13' 6" wide porch.

- *Windows:* The front entry will have three windows - two on the south (street-facing) wall and one on the west wall. The new window on the west wall will be identical to the adjacent window on the existing house (Marvin Integrity white vinyl double-hung , no mullions), but slightly shorter to accommodate the roof overhang. The two new windows on the south (street facing) wall will also identical to the nearby windows on the south wall of the existing house (Marvin Integrity white vinyl double-hung , no mullions); they will be shorter to accommodate seating on the porch beneath them.
- *Porch Ceiling:* The porch will have a solid, painted ceiling.
- *Porch Columns:* There will be 2 columns on the front porch. They will be square with colonial-type trim, to replicate the 6 porch columns in the backyard. See image below.
- *Overhangs:* Roof overhangs will be the same as the existing house (16").

Materials: The new entry will be the same color and material as the existing structure (3/8" wood, light lime green).

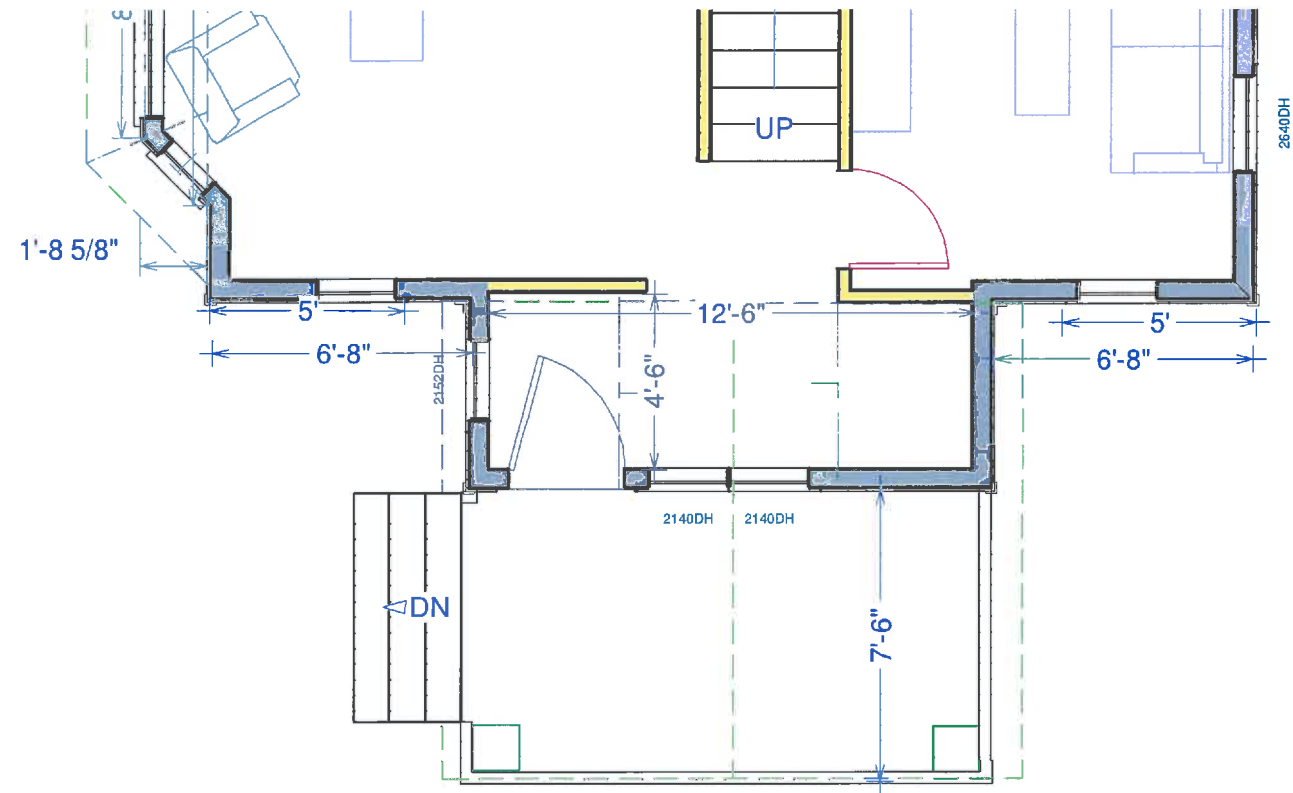
Attachments:

1. Photographs of the exterior of the front of the house and porch style.
2. Floor plans of proposed new entry & porch.
3. South, East, and West Elevations.
4. Site plan.

Existing front entry (street view); Existing front entry; Porch column design (no rock base proposed).







DRAWINGS PROVIDED BY:  
TJ Andrews & Mike Grant  
619 Webster Street

PROJECT DESCRIPTION:  
Porch addition

SHEET TITLE:  
Floor plan

NO.	DESCRIPTION	BY	DATE

SCALE:

DATE:

--



DRAWINGS PROVIDED BY: TJ Andrews & Mike Grant 619 Webster Street	PROJECT DESCRIPTION: Porch addition	SHEET TITLE: South elevation	<table><tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>	NO.	DESCRIPTION	BY	DATE													SCALE:	DATE:	
			NO.	DESCRIPTION	BY	DATE																
		DATE																				



DRAWINGS PROVIDED BY:  
TJ Andrews & Mike Grant  
619 Webster Street

PROJECT DESCRIPTION:  
Porch addition

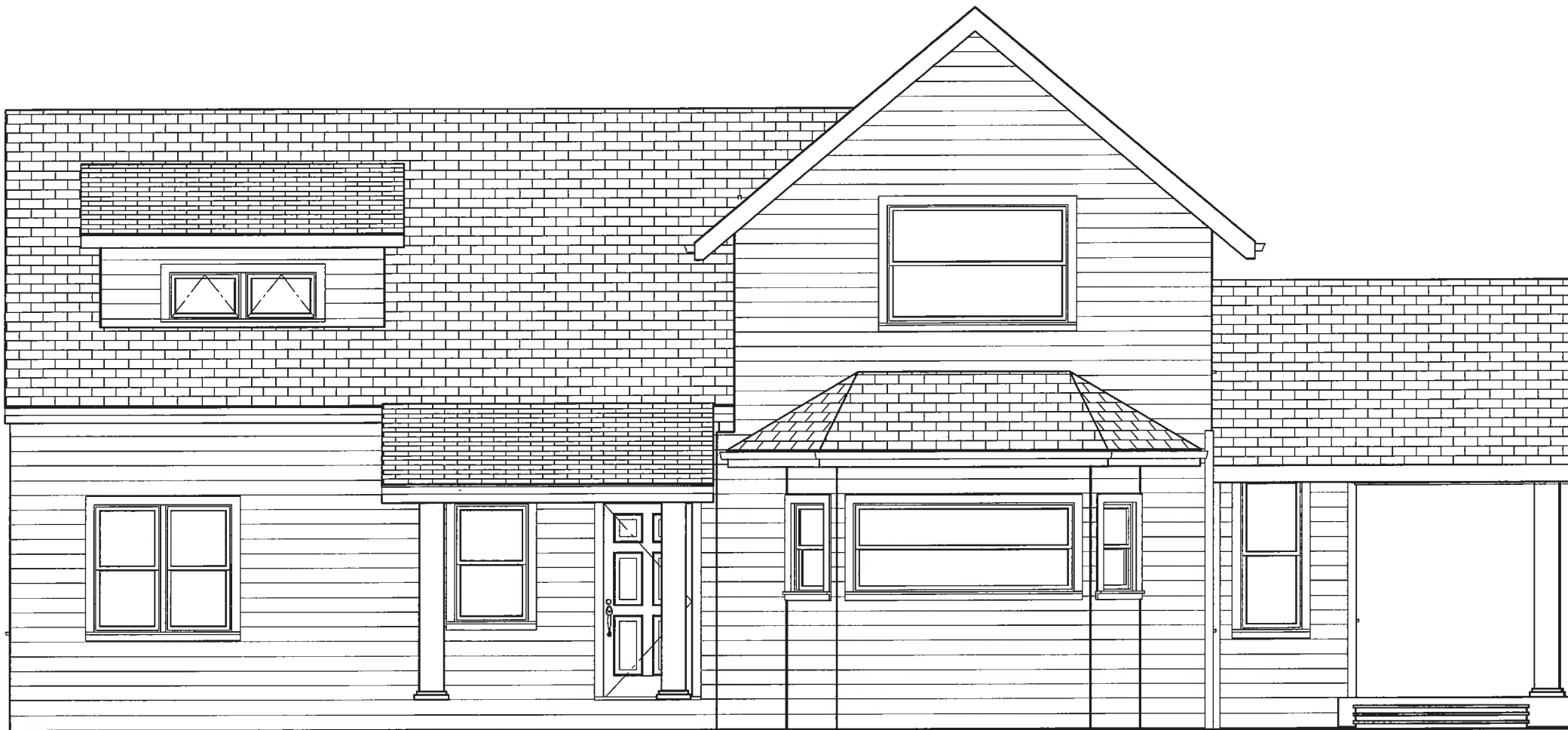
SHEET TITLE:  
East elevation

NO.	DESCRIPTION	BY	DATE

SCALE:

DATE:

--



DRAWINGS PROVIDED BY:  
TJ Andrews & Mike Grant  
619 Webster Street

PROJECT DESCRIPTION:  
Porch addition

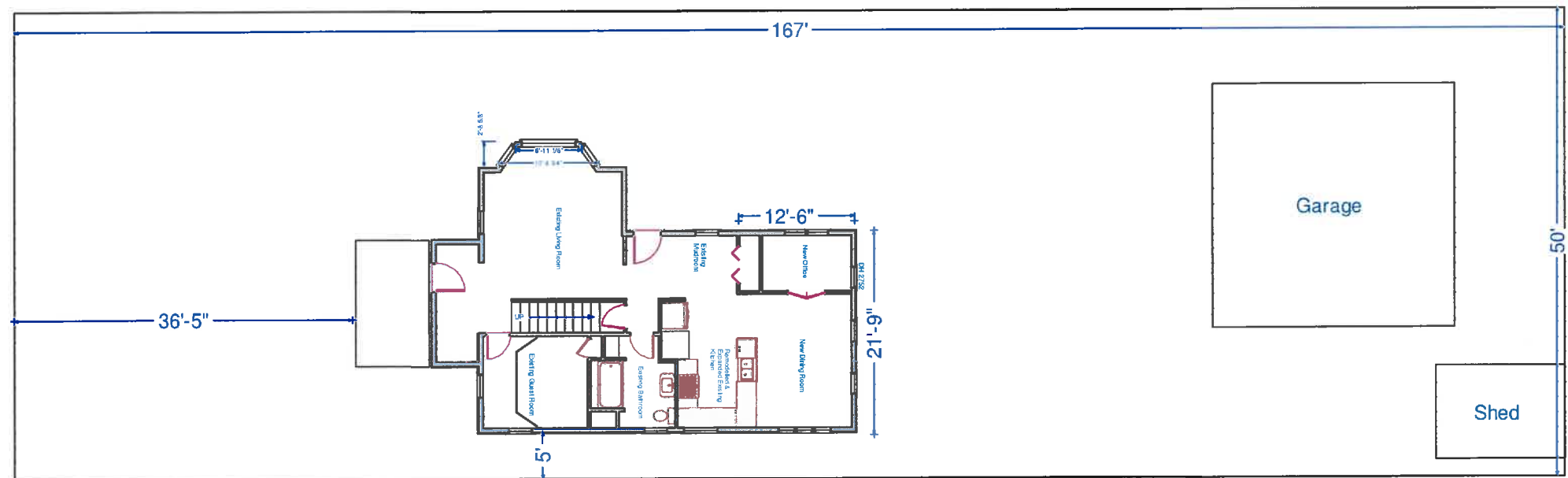
SHEET TITLE:  
West elevation

NO.	DESCRIPTION	BY	DATE

SCALE:

DATE:







LIMESTONE  
COPING

POWDER COATED  
METAL RAILINGS

PAINTED STEEL







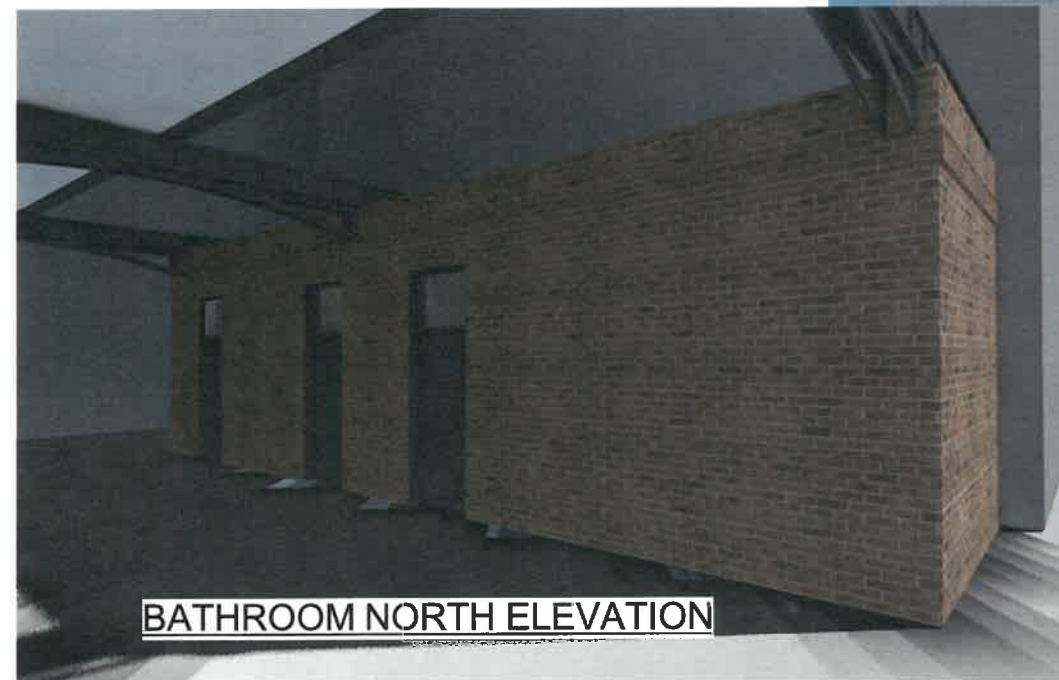
LIMESTONE COPING

BRICK

MASONRY BLOCK

PAINTED STEEL

POWDER COATED  
METAL RAILING

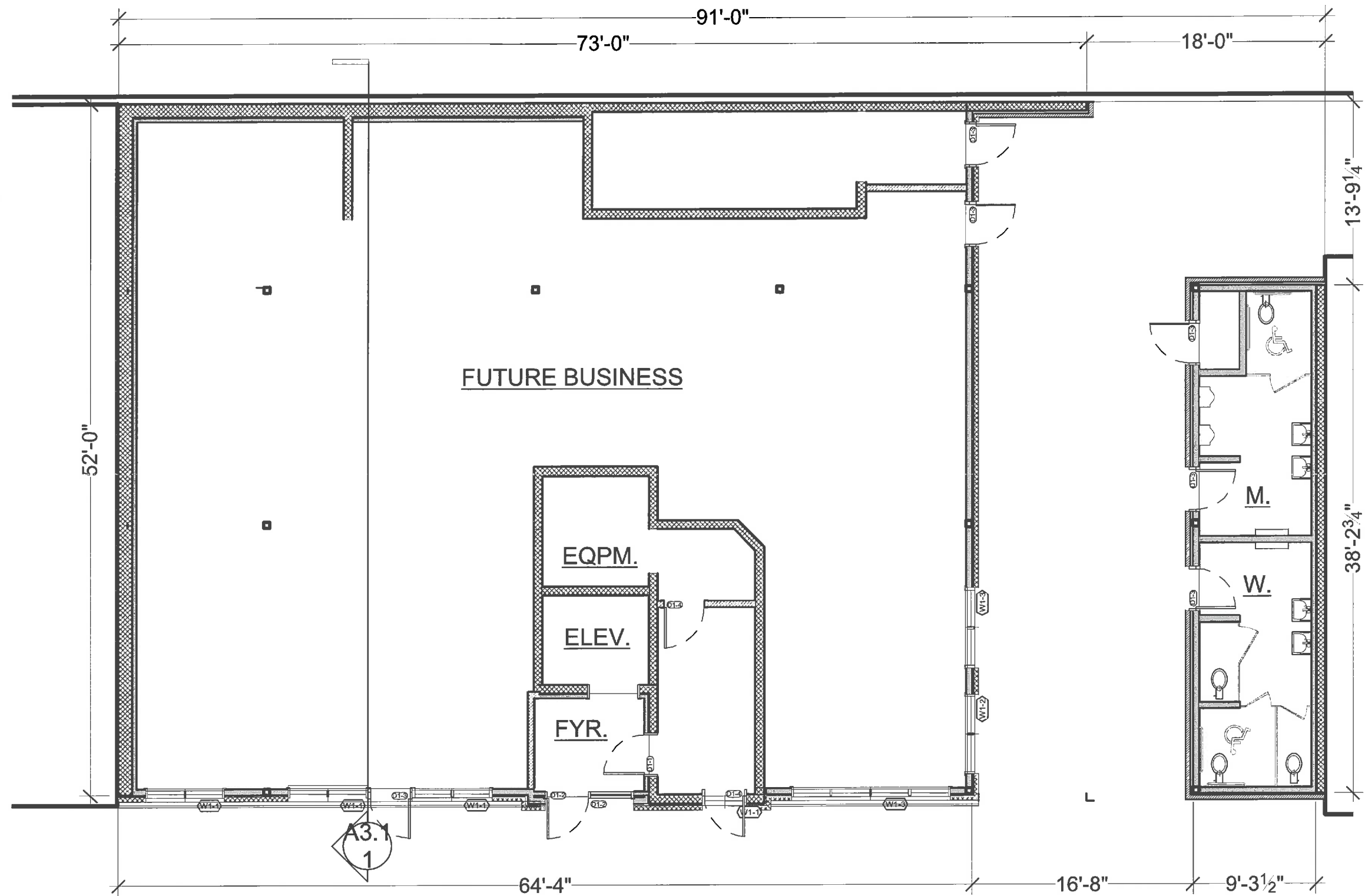


BATHROOM NORTH ELEVATION

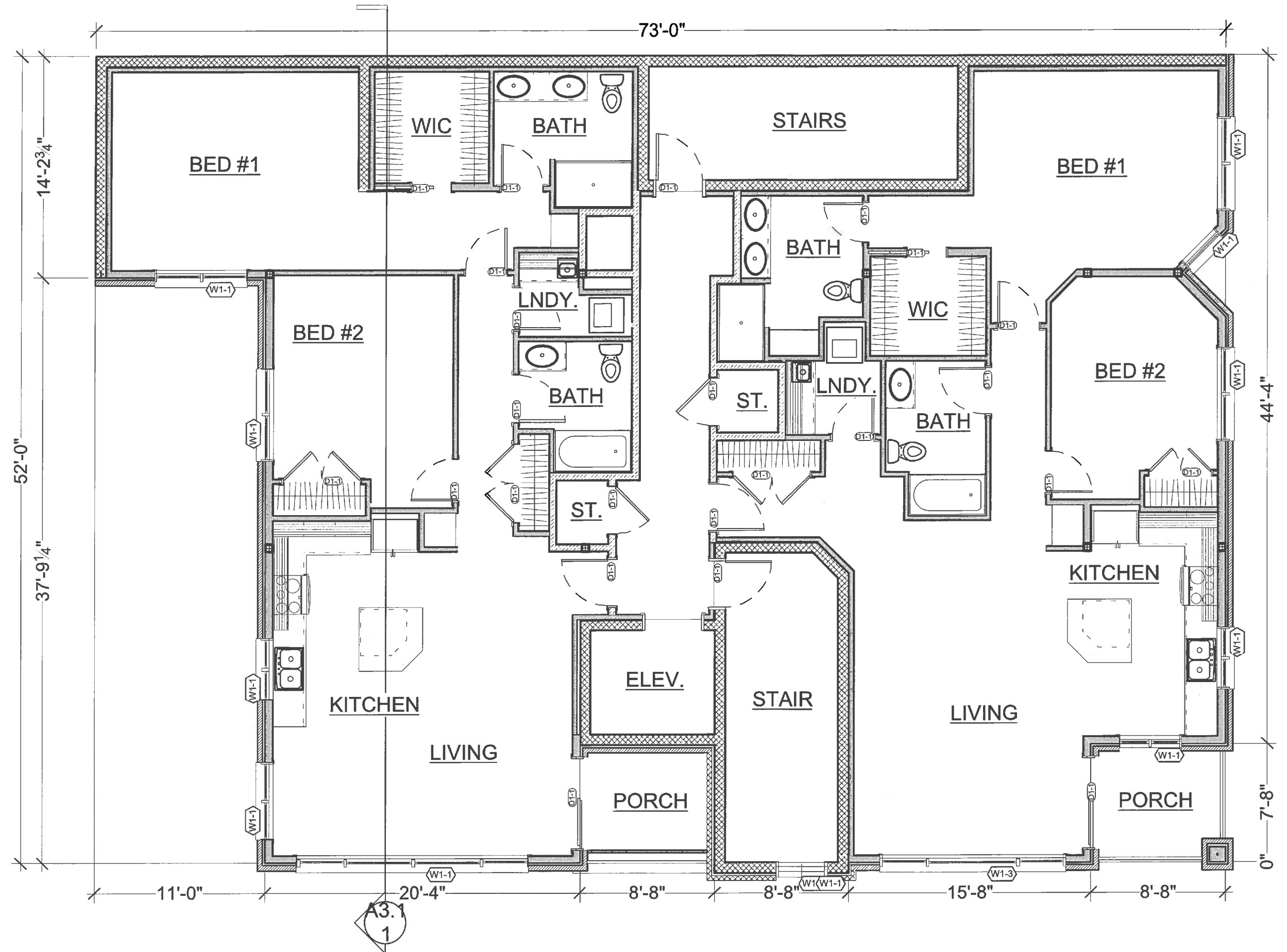


LIMESTONE

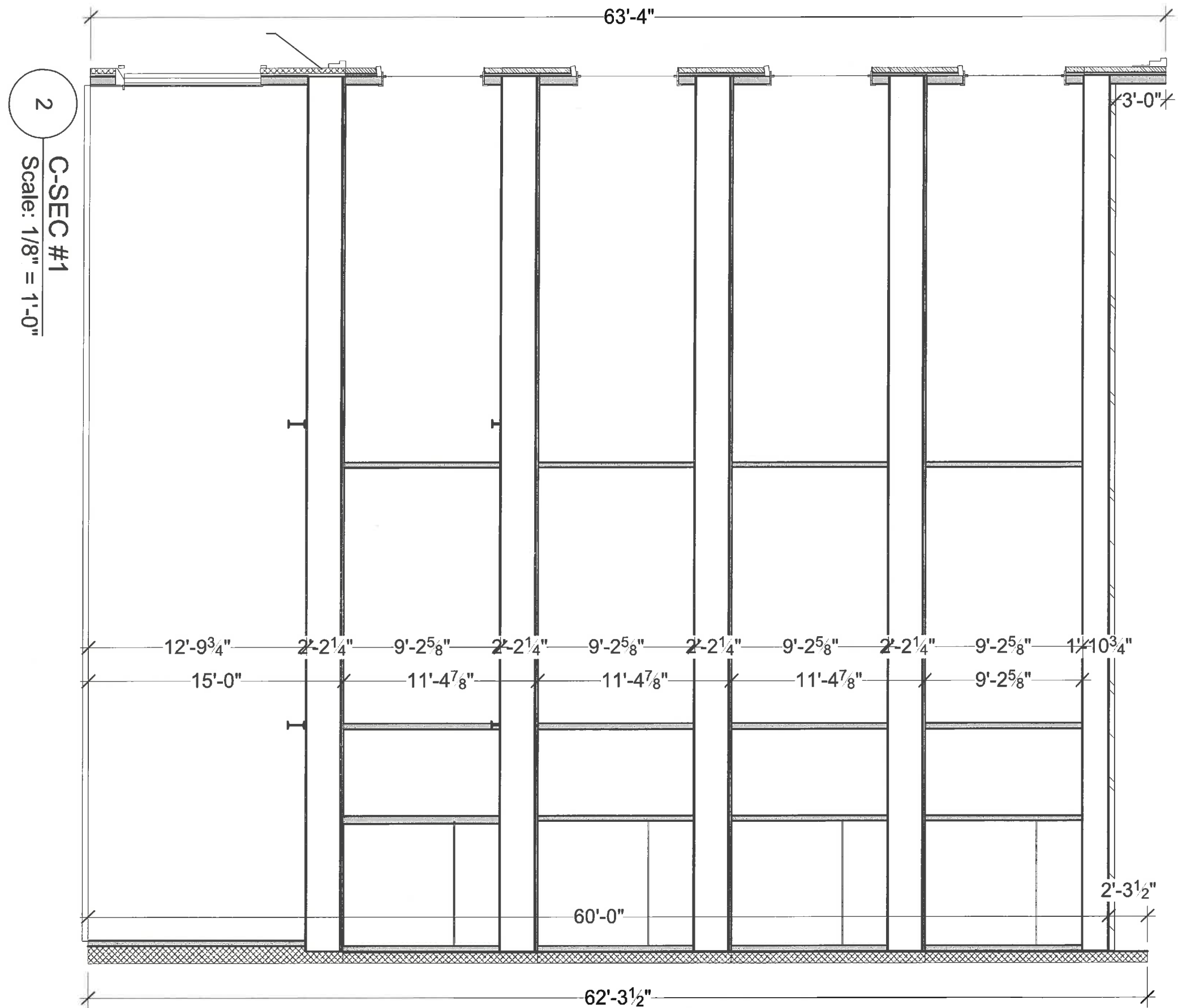
NORTH ELEVATION















© 2014 Pictometry

05/08/2014